



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

DHCD Section 8 Administrative Plan Amendment: 2003-02

**Program: HCVP
Effective Date: March 14, 2003**

Purpose: This amendment modifies DHCD's policy on the initial lease term for HCVP participants in certain subsidized developments.

In Section 4. Issuing and Leasing, add a new section 4.3.6.1 as follows:

Section 4.3.6.1 Certain Subsidized Developments

For certain subsidized developments such as those assisted under the Housing Act of 1937, i.e., Section 10(c), 23, 236, or 221(d) 3, or under equivalent state funded properties such as MGL 13A, DHCD does not require a minimum initial term of lease. In these developments rent increases approved by the funding source are effective 30 days after approval; therefore, DHCD recommends using the development's standard lease form that should include a provision allowing for implementation of approved rent increases regardless of the lease date. To avoid conflict with the HAP Contract and Tenancy Addendum that prohibit rent increases during the initial term of lease, the RAA, with informed tenant consent, may enter into a lease with an initial term of one or more months so as to permit wider housing opportunities for voucher-holders.